

UK, MANCHESTER

LH318

J4 M61

317,474 SQ FT SELF-CONTAINED
WAREHOUSE / INDUSTRIAL FACILITY
TO LET
SAT NAV: M38 0PT



27% SITE
COVERAGE ON A
20.46 ACRES SITE



LH318

J4 M61

LH318 lies at the heart of the region's motorway network with 20 million consumers and 60% of UK business within a two hour drive.



DEMOGRAPHICS



Greater Manchester has a population of 2.7 million.



Salford is home to 8,700 businesses which employ over 127,000 people.



Wages in Salford are 8% less than the UK average.



Over 20% are employed as plant and machine operatives and in elementary occupations - 4% higher than the UK average.

Source: Solihull for Success/Nomis, Invest in Manchester




The property is located in Little Hulton, within the district of Salford, at the heart of the Greater Manchester region approximately 9 miles north west of Manchester, 3.5 miles south of Bolton and 7 miles north west of Salford. The facility has the M61 running to the east, with junction 3 and 4 of the motorway belt being within a 5 minute drive. Salford has an immediate population of 230,000 with a catchment of over 2.5 million within a 10 mile drive.

LOCATED AT THE HEART OF THE GREATER MANCHESTER REGION

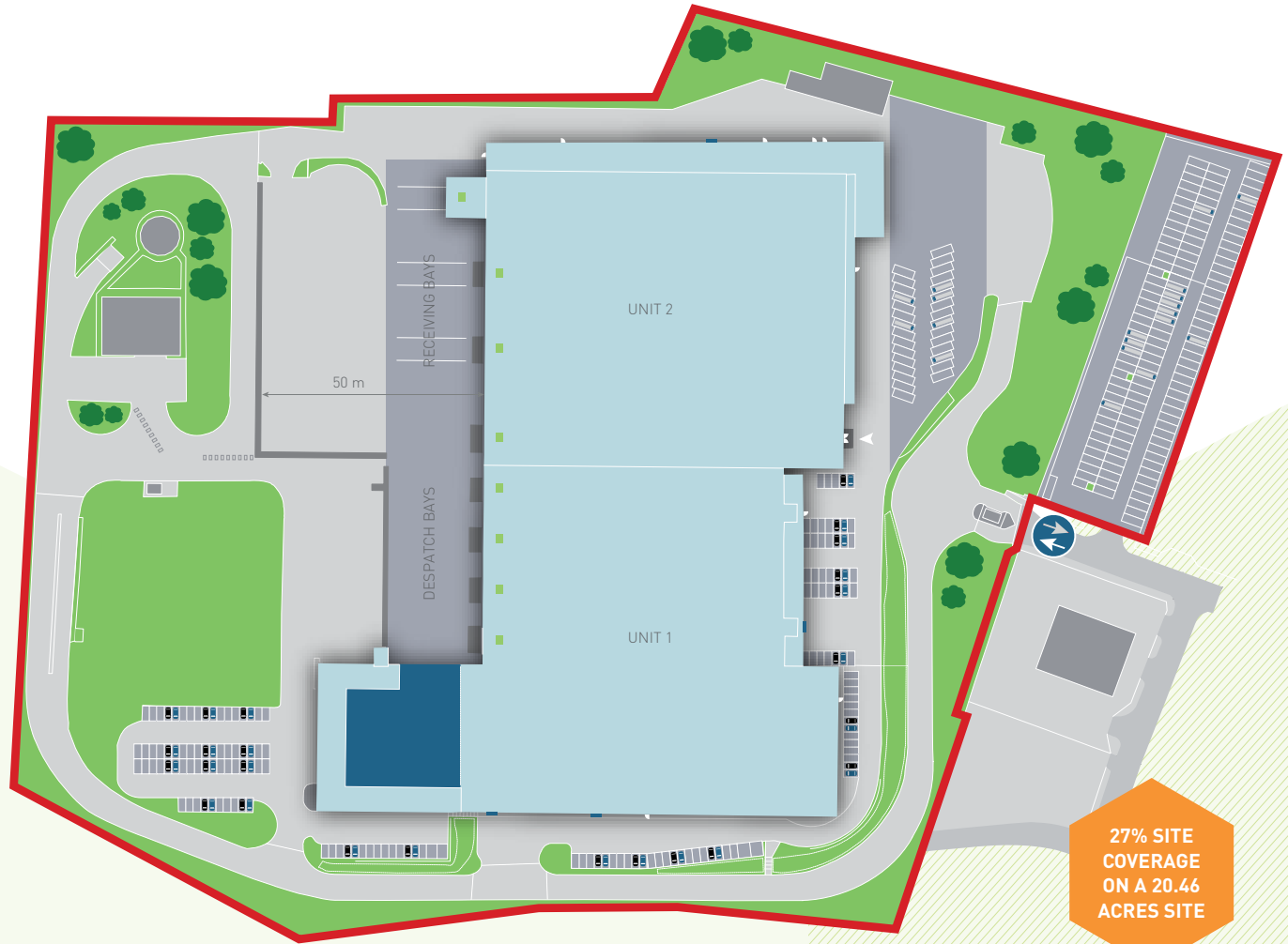
ACCOMMODATION

UP TO 40% LOWER OPERATING COSTS THEN LONDON


	SQ FT	SQ M
Warehouse Unit 1 and 2	206,560	19,396
Unit 1 Ground floor Reception Area	2,748	258
Unit 1 Mezzanine	12,173	1,143
Unit 2 Ground Floor General Office Area	50,969	4,786
Unit 2 Mezzanine/ Plant Room	15,676	1,472
Unit 2 Undercroft Offices/ Storage Area	19,723	1,852
Ancillary	9,625	894
Total (GIA)	317,474	29,801


-  Entrance Gate
-  Dock Door
-  Access / Loading Gate

-  Ground Level Door
-  Office Space



SPECIFICATION

 12m clear internal height

 8 dock levellers with the potential for more

 Fully secured site with gatehouse

 360 degree circulation

 Lighting throughout

 49 HGV/trailer parking spaces

 10 level access doors

 EPC EPC available on request

 50m yard depth

 143 car parking spaces

STRATEGIC LOGISTICS LOCATION

LH318 is situated 1 mile from Junction 4 of the M61 providing access to the M60 Manchester Orbital within 4 miles and the M62, M66, M56 and M6 regional motorway network.

SAT NAV: M38 OPT



M60 MANCHESTER ORBITAL: 5 MILES, 6 MINS
M6/M62 INTERSECTION: 17 MILES, 23 MINS

TRAFFORD PARK: 12 MILES, 17 MINS
MANCHESTER CITY CENTRE: 14 MILES, 22 MINS

MANCHESTER AIRPORT: 20 MILES, 27 MINS

PORT OF LIVERPOOL: 33 MILES, 53 MINS

20 MILLION PEOPLE ARE WITHIN A 2 HOUR HGV DRIVE TIME

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Misrepresentation Act 1967.
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 All areas quoted are approximate. July 2020.

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